

For Lease

# Far Northeast Heights Retail Space

SANDIA HEIGHTS VILLAGE IN A HIGH-INCOME AREA



12700 San Rafael Ave. NE | Albuquerque, NM 87122

*SEC Tramway Blvd. & San Rafael Ave. NE*



## AVAILABLE

±1,068 SF - 3,239 SF



## LEASE RATE

\$18.00 - \$22.00/SF + \$4.00 NNN

- On a high-traffic corridor with more than 21,000 cars per day
- Highest income demographic area in Albuquerque
- Perfect for salon, restaurant, jeweler and more

**NA** SunVista

got space™

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## FAR NORTHEAST HEIGHTS RETAIL SPACE

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### SITE

#### AVAILABLE

- Suite 1: ±1,068 SF
- Restaurant Buildout
  - \$2,314/Mo. (NNN included)
- Suites 5 & 6: ±3,239 SF
- Office/Retail Buildout
  - \$5,938/Mo. (NNN included)
- Suite 7: ±1,266 SF
- Turn-Key Yoga/Pilates Studio
  - \$2,743/Mo. (NNN included)

#### HIGHLIGHTS

- On a high-traffic corridor with more than 21,000 cars per day
- Highest income demographic area in Albuquerque
- Perfect for salon, restaurant, jeweler and more
- 4.9:1000 parking ratio
- Large monument sign available
- TI package available for restaurants

#### ZONING

- C-1, Bernalillo County

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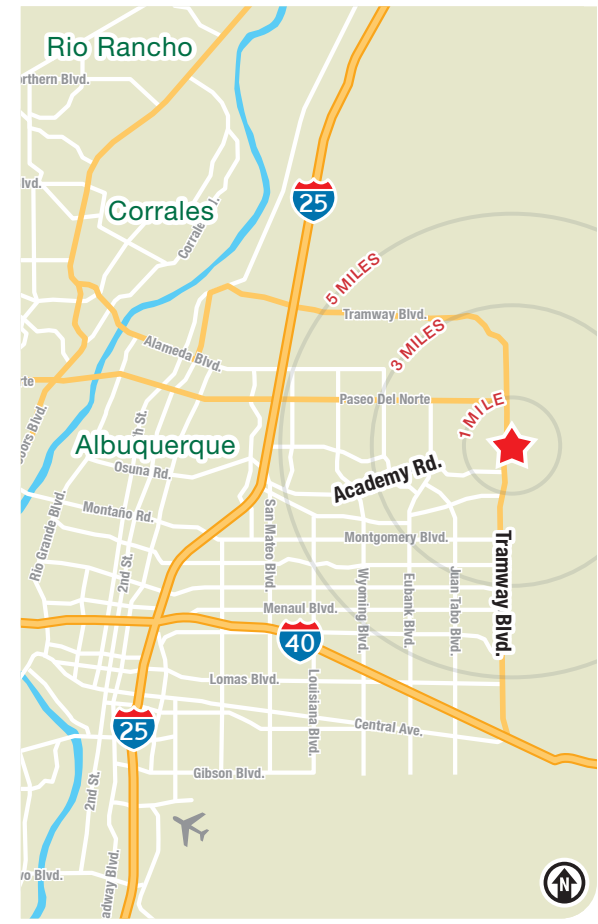
**\$214,871**  
Average Household Income  
Within a 1-Mile Radius

**\$153,809**  
Average Household Income  
Within a 3-Mile Radius

### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,166	54,589	143,596
Average HH Income	\$214,871	\$153,809	\$123,356
Daytime Employment	698	10,870	43,734

2024 Forecasted by Esri



**NAI SunVista**

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SUITES 5 & 6



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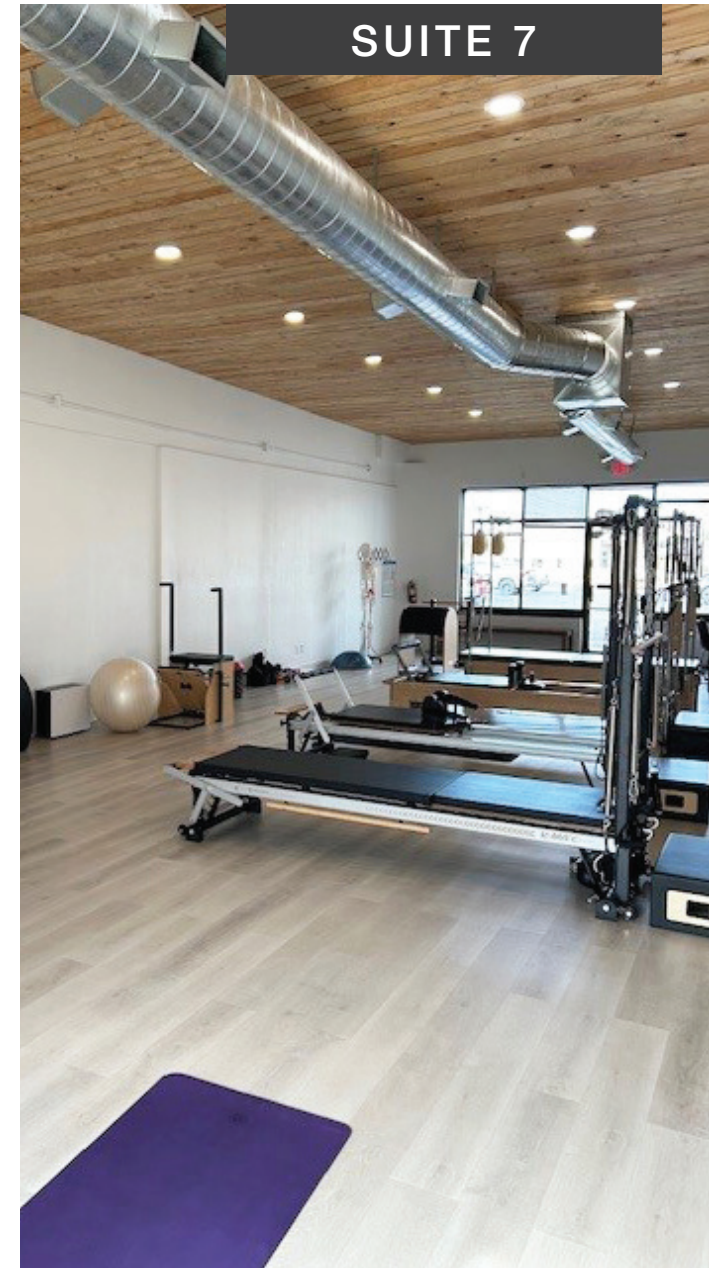
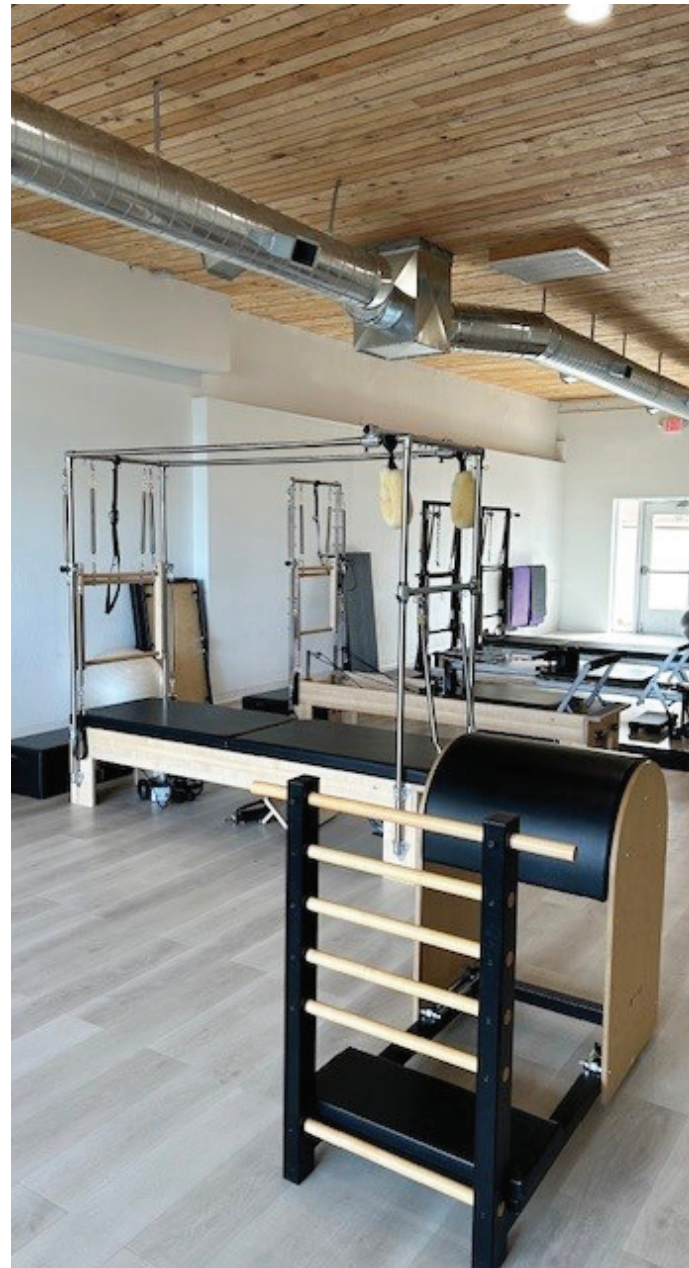
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SUITE 7

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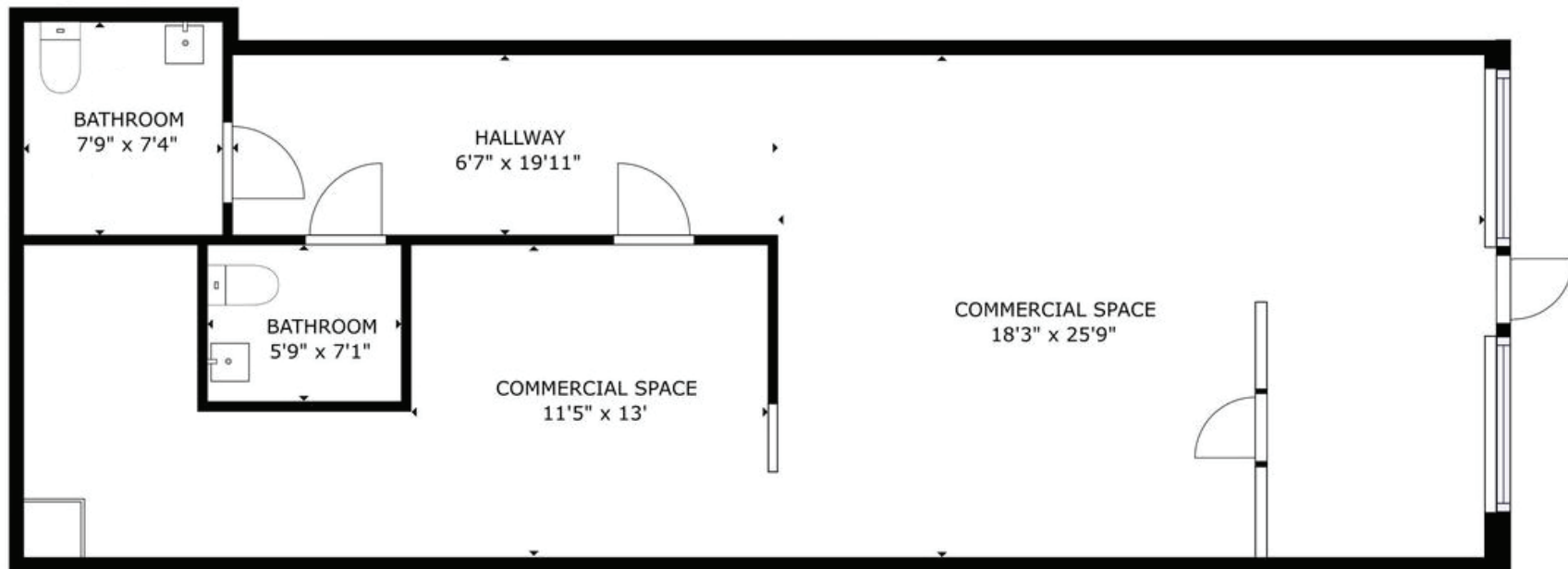
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### FLOOR PLAN

Suite 1: ±1,068 SF

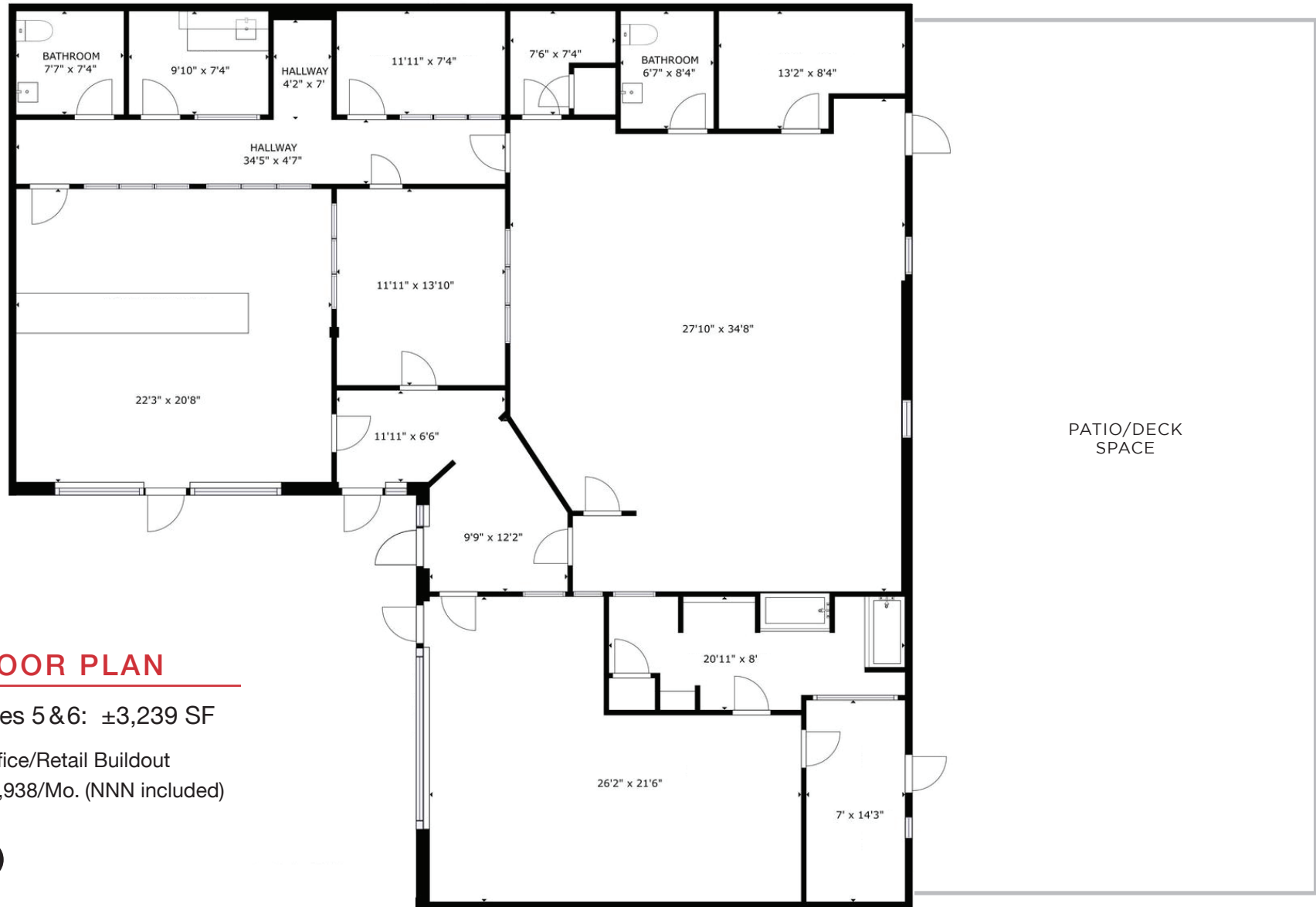
- Restaurant buildout with floor drains in place
- \$2,314/Mo. (NNN included)



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## FLOOR PLAN

Suites 5 & 6: ±3,239 SF

- Office/Retail Buildout
- \$5,938/Mo. (NNN included)





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### FLOOR PLAN

Suite 7: ±1,266 SF

- Turn-Key Yoga/Pilates Studio
- \$2,743/Mo. (NNN included)



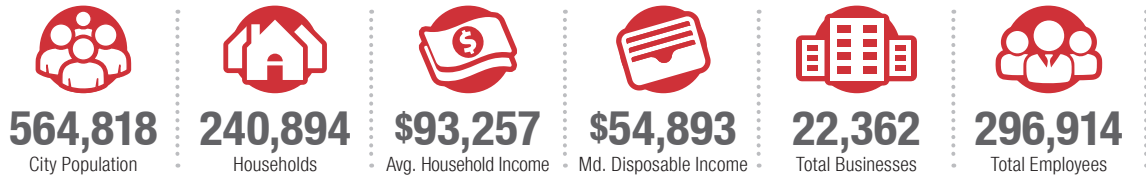
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



**926,835**  
Albuquerque Metro Population



**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.